

S-20-2008
People Investments Subdivision
3341 West 4100 South
R-2-6.5 Zone
6 Lots

BACKGROUND

Mr. John Peoples, is requesting preliminary and final plat approval for the People Investments Subdivision. The proposed subdivision will divide and amend lots 33-35 of the Hawarden Heights No. 2 Subdivision. The purpose for the subdivision is to divide the existing duplexes into individual lots. The subdivision is bordered on the north by 4100 South and the east, south and west by existing residential development.

STAFF/AGENCY CONCERNS:

Granger Hunter Improvement District:

- X Will need to evaluate water and sewer services.
- X Subject to design and review inspections.

Public Works:

- Revisions to the plat will be required.
- § Will need to coordinate subdivision name with County Auditor's Office.

Building Inspections:

- § Will need to evaluate fire separation walls.

ISSUES:

- X Mr. Peoples is proposing a 6-lot subdivision in order to divide three existing duplexes. This type of request is typically handled by a lot split application. Section 7-2-126 of the City Code allows for the division of a two family dwelling without doing a formal plat. However, because the duplexes were constructed on formally platted lots in the Hawarden Heights No. 2 Subdivision, a plat amendment is needed.

- X The existing duplexes are located on lots approximately 7,100 square feet in size. Because the duplexes are set to one side of the lot, frontage and area requirements could not be met for this application. As a result of these standards, the applicant petitioned the West Valley City Board of Adjustment regarding frontage and area variances. The Board granted approvals for both the frontage and area requirements making the subdivision possible.
- Access to each duplex will be gained from 4100 South. Dedication along 4100 South and all public improvements exist including curb, gutter, and sidewalk. Existing drive approaches are in place for all units. A notation will need to be placed on the plat identifying these areas as shared access easements to be maintained in common by the appropriate unit numbers.
 - Although not required by ordinance, the applicant intends to improve these structures in order to sell them. Improvements to the landscaping, and interiors will be made as well as cosmetic improvements to the exteriors. The owner hopes that once units sell, people will take pride in ownership and maintain the property better than previous owners.
 - Dividing a duplex with a property line is not necessarily unique to the City, but does involve some building modifications. The applicant is required to separate each unit with a fire wall and will need to coordinate water and sewer services for separate units with Granger Hunter Improvement District.

STAFF ALTERNATIVES:

- A. Approve the People Investments Subdivision subject to a resolution of staff and agency comments.
- B. Continue the applicant to address issues raised during the public hearing.

Applicant:

John Peoples
2667 Singletree Lane
South Jordan, UT 84095

Discussion: Steve Lehman presented the application. Jason Jones questioned who would perform maintenance on items such as the common area, carports, etc. Steve replied that the applicant, John Peoples, will need to prepare a declaration or a CC&R to establish maintenance on these types of areas.

He added that the common wall is something the building inspection department will address and the driveway will likely be solved under a CC&R. Mr. Peoples stated that he is trying to do something good for the community by providing an ownership based unit for a good price.

There being no further discussion regarding this application, Chairman Woodruff called for a motion.

Motion: Commissioner Mills moved for approval subject to the resolution of staff and agency comments and concerns.

Commissioner Matheson seconded the motion.

Roll call vote:

Commissioner Conder	Yes
Commissioner Fuller	Yes
Commissioner Jones	Yes
Commissioner Matheson	Yes
Commissioner Mills	Yes
Chairman Woodruff	Yes

Unanimous - S-20-2008– Approved